



New Cheveley Road, Newmarket, Suffolk CB8 8BS

Guide Price £410,000

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An established semi-detached family home occupying an elevated position and set within a popular residential area.

This property has undergone some extensive refurbishment and enjoys well proportioned rooms throughout. Accommodation includes entrance lobby, refitted kitchen, breakfast room/day room, dining room, living room, three generous size bedrooms and a family bathroom.

Externally there is an enclosed South facing garden, garage and parking space.

The property also boasts a superb annexe offering open plan kitchen/living space, bedroom, shower room and enclosed patio area.

Entrance Porch

Enclosed porch.

Kitchen/Family Room 25'7" x 16'7" (7.82m x 5.06m)

Large open plan kitchen/living room. Kitchen: A range of eye and base level cupboards. Stainless steel sink with mixer tap over and drainer. Space and plumbing for washing machine. Space and connection for range style cooker with double oven and 5 ring gas hob. Extractor hood over. Tiled splash back throughout. Family room: Bright family room with dual aspect windows and glazed door leading to the rear. Tile effect flooring throughout. Door leading to dining room.

Dining Room 15'0" x 13'4" (4.59m x 4.08m)

Good size dining room with wooden flooring. Window overlooking the front aspect. Doors leading to living room, kitchen/family room and entrance porch. Radiator.

Study Area 4'2" x 3'4" (1.28m x 1.02m)

Study area.

Living Room 15'4" x 13'4" (4.68m x 4.08m)

Generous living room, electric fire with attractive wooden surround. Wooden flooring. Central and wall lighting. Large window overlooking the front aspect. Radiator.

Bedroom 1 13'4" x 12'9" (4.08m x 3.89m)

Generous size double. Window to the rear aspect. Door to landing. Radiator.

Bedroom 2 10'2" x 10'2" (3.12m x 3.11m)

Good size room with window overlooking the side aspect. Door leading to landing. Radiator.

Bedroom 3 13'4" x 11'8" (4.08m x 3.57m)

Good size double room with dual aspect windows overlooking the front aspect. Door leading to landing. Radiator.

Bathroom 9'7" x 5'10" (2.94m x 1.80m)

Modern bathroom with white suite comprising low level W.C., pedestal hand basin with mixer tap, bath with mixer tap over, wall mounted shower and glass screen. Tiled walls and flooring. Heated towel radiator.

ANNEXE

Kitchen/Living Room 17'7" x 14'5" (5.38m x 4.40m)

Spacious open plan kitchen/living room. Kitchen: range of eye and base level contemporary grey cupboards with work top over. Integrated oven and electric hob with stainless steel extractor above and stainless steel splashback. Stainless steel sink with mixer tap and drainer. Space and plumbing for a washing machine. Living Room: Spacious living area. Wood effect flooring throughout. Inset downlights. Window overlooking the side aspect. Radiator.

Bedroom 13'2" x 7'8" (4.03m x 2.35m)

Light bedroom with window overlooking the rear aspect.

Shower Room

Modern shower room with white suite comprising of low level W.C., pedestal hand basin with mixer tap over and generous fully tiled walk-in shower. Obscured window.

Outside - Front

Mainly laid to lawn with a raised central bed containing a mature cherry blossom tree and some shrubbery. Steps and pathway leading to street level.

Outside - Rear

Single garage with electric door, areas of shelving and further storage, power and light. Additional brick built outhouse that offers the potential for a variety of uses at the rear of the garage. Fully enclosed garden, mainly laid to lawn with a raised patio area. Pathway leading between the house and garage. Rear gate access.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D/ Annexe D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 107 SQM/Annexe 38 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

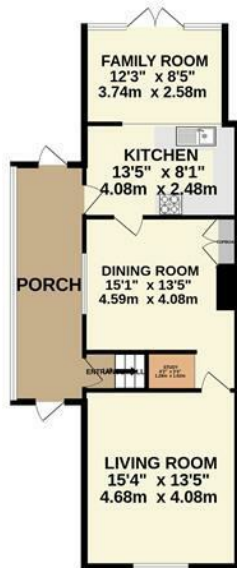
Broadband Connected - Yes

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

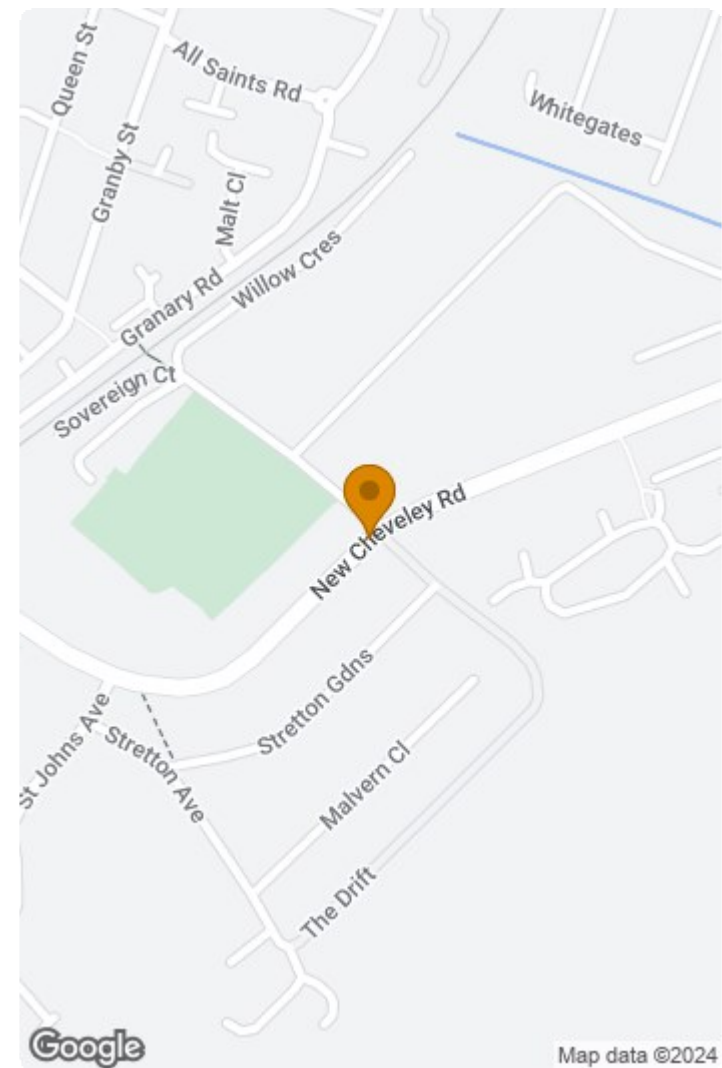
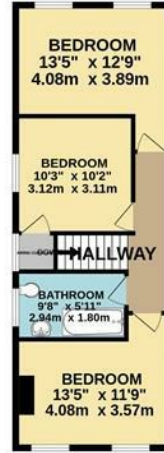
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



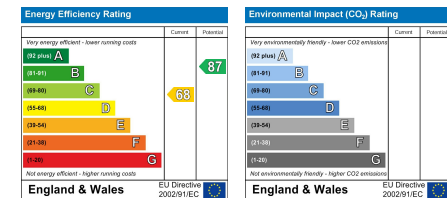
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



100 NEW CHEVELEY RD

TOTAL FLOOR AREA: 1661 sq.ft. (154.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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